

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE
REGULAR MEETING
JUNE 21, 2007**

MINUTES

The Redevelopment Authority of the City of Milwaukee held a regular meeting at 1:30 p.m. in the 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Kathryn M. West, Chair
Commissioner Robert B. Rondini, Vice Chair
Commissioner Kenneth L. Johnson
Commissioner Alderman Willie Wade
Commissioner Sernorma Mitchell
Commissioner Lois A. Smith

ALSO IN ATTENDANCE: Joel T. Brennan, Assistant Executive Director-Secretary

After the Pledge of Allegiance and Roll Call, The Chair asked for a motion to adopt the Minutes of the meeting, which was made by Commissioner West and carried unanimously.

Mr. Brennan reported that, for the real estate disposition hearings scheduled today, Class 2 Notices were published in The Daily Reporter on June 7, 2007 and June 14, 2007. With regard to the public hearing on the amendment to the redevelopment plan for tax incremental district No. 47, Class 2 notices were also published in The Daily Reporter on June 7, 2007 and June 14, 2007.

Item 1, Public Hearing

Resolution approving an Offer to Purchase with the Hydrite Chemical Company for the property at 7132 W. Bradley Road for expansion of their production facility and development of a distribution facility. (9th Aldermanic District; submitted by Economic Development)

Dave Misky of the Real Estate Staff explained that Hydrite operates a facility just west of the property and intends to use this property for expansion. In addition to the Authority property, Hydrite also intends to purchase property from MEDC to facilitate the expansion. Tom Miazga, a representative from Hydrite, indicated that Hydrite employs approximately 120 people on site and that 60 of those had been added in the last decade.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9930.

Item 2, Public Hearing

Resolution accepting an Option to Purchase from Monsanto Plaza, LLC for the properties at 2540-50 and 2556 North Martin Luther King Jr. Drive for mixed-use development. (6th Aldermanic District; submitted by Real Estate)

Dwayne Edwards of the Neighborhood Team outlined the two story, 12,000 square foot, mixed use building proposed for the site. The \$2.1 million development will include both a residential and commercial component. Chris Johnson of Urbane Concepts provided

a residential and commercial component. Chris Johnson of Urbane Concepts provided further details on the proposal, and Teig Whaley-Smith of the King Drive BID advocated on behalf of the developer and the project.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9931.

Item 3, Public Hearing

Resolution authorizing an Option to Purchase with 3500 N. Holton St. LLC for the property at 3500 North Holton Street for development of the Riverworks Commerce Center. (6th Aldermanic District; submitted by Real Estate)

Matt Haessly of the Real Estate Staff provided background on the 19,500 square foot site that was acquired by the Authority in 2004. The proposed development by the Riverworks Development Corp. would house a bank on the first floor, the Riverworks offices on the second, and also include some speculative office space. Steve Adams with the Riverworks Development Corp. explained that construction could begin before the end of 2007.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9932.

Item 4, Public Hearing

Resolution accepting the Option to Purchase from Dale Loebel for the property at 509 North 29th Street for residential construction. (4th Aldermanic District; submitted by Real Estate)

Dan Casanova of the Real Estate Staff indicated that this is the last lot remaining on the block and that it would be built for a owner occupant. The land sale, with a purchase price of \$1,000, will close when final plans have been approved. Dale Loebel explained that he anticipated a sales price of \$150,000 for a 1,500 square foot home to be constructed on the site.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9933.

Item 5, Public Hearing

Resolution accepting the Offer to Purchase from Stephen J. Bialk for the property at 1831 North Martin Luther King Jr. Drive for greenspace. (6th Aldermanic District; submitted by Real Estate)

Dan Casanova of the Real Estate Staff explained that the building owner is converting the property from apartments to condominiums and has been maintaining this 14-foot wide strip of land for several years. Steve Bialk outlined a sales price of \$150,000 - 160,000 for the condominium conversions.

Commissioner Rondini moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9934.

Item 6, Public Hearing

Resolution approving Amendment No. 2 to Tax Incremental District No. 47 (875 E. Wisconsin Ave.) (4th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development Staff outlined the necessity for the well-performing Tax Incremental District (TID) 47 to contribute to two other districts that have not performed as well. TID 47 will become a "donor district" to TID 20 and TID 21, which are the Florida Yards and North Avenue Commerce Center districts.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9935.

Item 7, Regular Business

Resolution approving the Termination of Development Obligations Agreement with Brew City Forge, LLC for the property at 2622-26 West State Street and authorizing the reacquisition of the property. (4th Aldermanic District; submitted by Real Estate)

Elaine Miller of the Real Estate Staff informed the Commissioners that the property had been sold to a mother/daughter development team. Because of family illness, the development has not moved forward, and the Authority has agreed to reacquire the property as part of efforts to redevelop the 27th Street Corridor.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9936.

Item 8, Regular Business

Resolution approving an easement with Milwaukee Metropolitan Sewerage District at the property at 207 East Florida Street for the Canal Street Wet Weather Relief Sewer. (12th Aldermanic District; submitted by Real Estate)

Elaine Miller of the Real Estate Staff explained that MMSD will use the area in question for construction.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9937.

Item 9, Regular Business

Resolution accepting the revised development proposal by Legacy Midwest Renewal Corporation, Irgens Development Partners, and Williams Development Corporation to redevelop property in the North 20th and West Brown Streets Redevelopment Project Area. (15th Aldermanic District; submitted by Economic Development)

Jim Sayers of the Economic Development Staff explained that several changes had been made in the development agreement, which necessitates additional approval from the Authority and the Common Council. The changes relate to when construction will commence on public improvements, additional remediation that will take place and a reduced time period for the acquisition of additional lots. With agreement by the Authority and the Council, the development will proceed this year.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9938.

Item 10, Regular Business

Resolution approving the purchase of the vacant land located at 2058-2060 North 22nd Street from Neighborhood Improvement Development Corporation, in the North 20th and West Brown Streets Redevelopment Project Area. (15th Aldermanic District; submitted by Economic Development)

Jim Sayers of the Economic Development Staff explained that the Neighborhood Improvement Development Corporation (NIDC) purchased property on behalf of the Authority with the understanding that repayment would eventually be made. This item will allow reimbursement of NIDC.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9939.

Item 11, Regular Business

Resolution accepting a grant from the United States Department of Housing and Urban Development for the Riverwest Neighborhood Housing Initiative, and then approving a grant to Johnson Controls, Inc., for environmental remediation of 3243 North Weil Street. (3rd Aldermanic District; submitted by Economic Development)

Jim Sayers of the Economic Development Staff explained that Johnson Controls, Inc. is ready to complete final remediation on this site and sell it to General Capital for new single family home development. The HUD Grant will assist in the remediation efforts.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9940.

Item 12, Regular Business

Resolution relative to the issuance of Redevelopment Authority Revenue Bonds (Kangaroo Brands, Inc. Project) (9th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development Staff provided background on Kangaroo Brands, which produces pita bread and has an expanding pita chip production facility. Redevelopment Bonds will assist in the 65,000 square foot expansion proposed at the headquarters.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 5 ayes - 0 nays. Adopted resolution is No. 9941.

Item 13, Regular Business

Resolution authorizing the issuance of Redevelopment Revenue Bonds, Series 2007 (Heartlove Place Project). (6th Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development Staff explained that \$2.5 million in bonds will be issued to refinance existing debt.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 4 ayes - 1 nays with Commissioner West in opposition with Commissioner Smith abstaining. Adopted resolution is No. 9942.

Item 14, Regular Business

Resolution approving a variance to the maximum height from 12 stories as required in the Park East Redevelopment Plan to 30 stories for property in Block 8 of the Park East Corridor. (4th Aldermanic District; submitted by Economic Development)

Alyssa Elver of the Economic Development staff provided background on the development and the 2nd Amendment to the Park East Plan, which provides the vehicle for granting height relief in the Park East Corridor. After initial discussion, commissioners asked for more information and for a city attorney opinion regarding this policy.

The item was held until a future meeting.

Item 15, Regular Business


Resolution approving an intergovernmental cooperation agreement between the Redevelopment Authority of the City of Milwaukee and the Housing Authority of the City of Milwaukee to permit the Redevelopment Authority to exercise the powers of the Housing Authority for the issuance of conduit revenue bonds to finance or refinance housing developments. (N/A Aldermanic District; submitted by Economic Development)

Jim Scherer of the Economic Development Staff explained the desire for the Authority to utilize powers of the Housing Authority in cases where property cannot be considered blighted or does not fall into a redevelopment district.

Commissioner Johnson moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 9943.

ADJOURNMENT

There being no further business to come before the Authority, a motion was made by Commissioner Johnson to schedule the next regular meeting for **July 19, 2007**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.



Joel T. Brennan
Assistant Executive Director-Secretary

NOTE: A verbatim transcript of the public hearing is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.